

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 22
Meeting Date: 10/18/01

SUBJECT: TEMPE TOYOTA #SBD-2001.72

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Tempe Toyota for an Amended Final Subdivision Plat to create one lot from lots 4 and 5 of the Autoplex Subdivision located at 7970 South Autoplex Loop.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **TEMPE TOYOTA** (Auto Nation USA/Republic Industries, property owner) for an Amended Final Subdivision Plat for the Autoplex Subdivision located at 7970 South Autoplex Loop. The following is requested from the City of Tempe:

#SBD-2001.72 An Amended Final Subdivision Plat for one lot on 10.33 net acres located at 7970 South Autoplex Loop.

Document Name: 20011018devsrh01

Supporting Documents: Yes

SUMMARY: This request is for an amended Final Subdivision plat of the Autoplex Subdivision. The intention is to combine lots 4 and 5 into one lot. In addition, a 12-inch water line will be abandoned and re-dedicated. The new lot has access to a public street and appears to comply with the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff - Approval
Public - None

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments
 4. Conditions of Approval
-
- A. Location Map
 - B. Final Plat
 - C. Letter of Explanation/Intent
 - D. Aerial Photo

HISTORY & FACTS:

<u>April 13, 1989.</u>	City Council approved a rezoning of AG and I-3 land to I-1 for 269 net acres at the southwest corner of Elliot Road and Harl Avenue. This land was annexed in accordance with a development agreement between the City and Suncor which envisioned a large automall on this site.
<u>June 29, 1989.</u>	City Council approved the Final Subdivision Plat for Suncor Marketplace Autoplex.
<u>November 29, 1990.</u>	City Council approved the site plan and a use permit subject to conditions
<u>March 20, 1997.</u>	Design Review Board approved the request for site modifications and landscape plan for Tempe Toyota lot expansion subject to conditions.

DESCRIPTION: Owner – Auto Nation/Republic Industries
Applicant – Mark Golinar, CMX Group, Inc.
Existing zoning – I-1
Total site area – 10.33 net acres
Number of lots proposed - 1

COMMENTS: This request is for an amended Final Subdivision plat of the Autoplex Subdivision. The intention is to combine lots 4 and 5 into one lot. In addition, a 12-inch water line will be abandoned and re-dedicated. The new lot has access to a public street and appears to comply with the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

REASON(S) FOR APPROVAL:

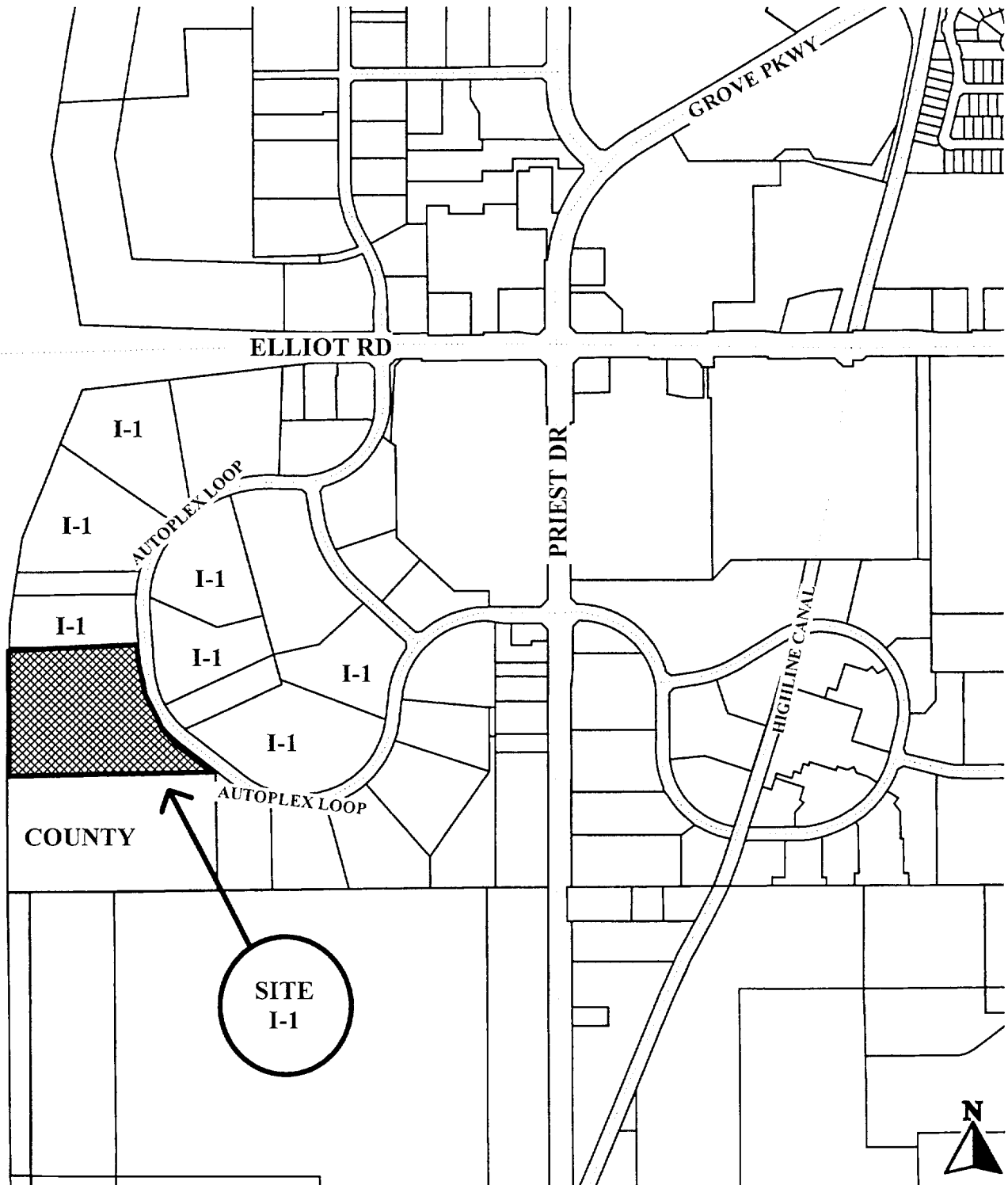
1. The proposed Final Subdivision Plat appears to conform with the minimum requirements of Subdivision Ordinance 99.21.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department within one year of Council approval (**Must be recorded by 10/18/2002**). The Planning Division, prior to recordation, shall review details of the document format.

TEMPE TOYOTA

SBD-2001.72



Location Map

A



September 24, 2001

CITY OF TEMPE DEVELOPMENT SERVICES

31 East 5th Street
Tempe, Arizona 85280

RE: LETTER OF INTENT

**TEMPE TOYOTA, 7970 SOUTH AUTOPLEX LOOP
PARCEL NO. 301-54-760B and 301-54-761**

**REPLAT OF LOT 5 AND A PORTION OF LOT 4
OF AUTOPLEX ACCORDING TO BK.332 PG.48 MCR
(CMX Project No. 6579)**

To whom it may concern:

CMX Group Inc., as the property owner's representative is requesting the re-plat of the above-referenced project.


We would like to re-plat the property from two lots (lot 4 and lot 5) into one single lot. Additionally we would like to abandon and re-dedicate existing 12" waterline easements on the above mentioned property.

I have attached to this letter copies of the proposed re-plat, a \$720.00 plat fee, copies of the recorded easements to be abandoned and a title report for the property. I've also included a preliminary utility plan sheet for your reference.

Please call if you have any questions or need additional information.

Respectfully,

CMX GROUP INC.

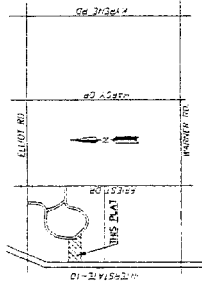

Mark Golinar
Project Engineer

MG:csb

C

FINAL PLAT
FOR
AUTOPLEX LOT 30

A REPLAT OF LOT 5 AND A PORTION OF LOT 4 OF AUTOPLEX ACCORDING TO
BOOK 332 OF MAPS, PAGE 48 M.C.R. AND BEING A PART OF THE NORTHEAST
1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

DEDICATION

IN WITNESS WHEREOF, SUZANNE L. SPARROW, TRUSTEE OF THE
SUSANNE L. SPARROW TRUST, HAS CAUSED HER NAME TO BE SIGNED ON
THIS _____ DAY OF _____, 2001.

IN WITNESS WHEREOF,
SUZANNE L. SPARROW, TRUSTEE
OF THE SUSANNE L. SPARROW TRUST,
HAS CAUSED HER NAME TO BE SIGNED ON
THIS _____ DAY OF _____, 2001.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2001, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, SPOUSE OF
SUZANNE L. SPARROW, WHO, BEING OF SOUND MIND AND SOUND MEMORY,
AND HERBY DECLARED THAT SHE HAD READ THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF,
I HEREBY SET MY HAND AND OFFICIAL SEAL
AT _____, ARIZONA, ON THIS _____ DAY OF _____, 2001.

ATTEST:
CITY CLERK
DATE _____

BY _____
CITY CLERK
DATE _____

BY _____
DEVELOPMENT SERVICES
DATE _____

IN WITNESS WHEREOF,
SUZANNE L. SPARROW, TRUSTEE
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THIS _____ DAY OF _____, 2001.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2001, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, SPOUSE OF
SUZANNE L. SPARROW, WHO, BEING OF SOUND MIND AND SOUND MEMORY,
AND HERBY DECLARED THAT SHE HAD READ THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF,
I HEREBY SET MY HAND AND OFFICIAL SEAL
AT _____, ARIZONA, ON THIS _____ DAY OF _____, 2001.

ATTEST:
CITY CLERK
DATE _____

BY _____
CITY CLERK
DATE _____

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA ON THIS _____ DAY OF _____, 2001.

ATTEST:
CITY CLERK
DATE _____

BY _____
CITY CLERK
DATE _____

BY _____
DEVELOPMENT SERVICES
DATE _____

IN WITNESS WHEREOF,
SUZANNE L. SPARROW, TRUSTEE
OF THE SUSANNE L. SPARROW TRUST,
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OF THE SUSANNE L. SPARROW TRUST,
HAS CAUSED HER NAME TO BE SIGNED ON
THIS _____ DAY OF _____, 2001.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2001, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, SPOUSE OF
SUZANNE L. SPARROW, WHO, BEING OF SOUND MIND AND SOUND MEMORY,
AND HERBY DECLARED THAT SHE HAD READ THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF,
I HEREBY SET MY HAND AND OFFICIAL SEAL
AT _____, ARIZONA, ON THIS _____ DAY OF _____, 2001.

ATTEST:
CITY CLERK
DATE _____

BY _____
CITY CLERK
DATE _____

SURVEYOR

PAUL SOMERS
A.T. REG. NO. 19854
STATE OF ARIZONA
1515 E. MISSOURI, SUITE 115
PHOENIX, ARIZONA 85016
TELEPHONE: 602-779-9306

CERTIFICATION

I, PAUL SOMERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR
IN THE STATE OF ARIZONA, AND THAT I HAVE PERSONALLY EXAMINED THE
FIELD NOTES AND CALCULATIONS OF THE SURVEY, AND THAT THE SAME
CORRECTLY REPRESENT A SURVEY MADE UNDER MY SUPERVISION DURING
THE MONTH OF JUNE 2001. THAT THE SURVEY IS TRUE AND ACCURATE AS
SHOWN ON THE PLAT HEREON, AND THAT I HAVE NO OBJECTION TO THE SAME
BEING RECORDED AND USED FOR THE PURPOSES THEREIN CONTAINED.

BY _____
PAUL SOMERS, REGISTERED LAND SURVEYOR
ARIZONA REGISTRATION NO. 19854

NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS TO BE LIMITED TO UTILITIES
AND SHALL NOT BE AFFECTIVE AGAINST THE EASEMENT.
2. LOT CORNERS TO BE SET WITH 1/2" ALUMINUM.
3. EACH LOT IS TO HOLD 100 YEAR RESIDENTIAL PERMITS, BEING INCLUDING
CONCRETE DRIVE, CONCRETE SIDEWALK, CONCRETE PORCH, CONCRETE PATIO
OVER EACH LOT WITHIN EACH LOT, THAT AS THE LOT IS DEVELOPED.
4. ALL NEW AND EXISTING, AS WELL AS ABOVE AND OFFSHORE, UTILITY LINES
(OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

BASIS OF BEARING

BASES OF BEARING IS 1982-2001, ALONG THE NORTH LINE OF THE
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4
EAST.

FINAL PLAT
AUTOPLEX LOT 30
AUTOPLEX LOOP
TEMPE, ARIZONA

CMX GROUP INC.
ENGINEERING
CONSTRUCTION ANALYSIS
1515 E. MISSOURI
SUITE 115
PHOENIX, ARIZONA 85016
PHONE: (602) 779-9306
FAX: (602) 779-9306

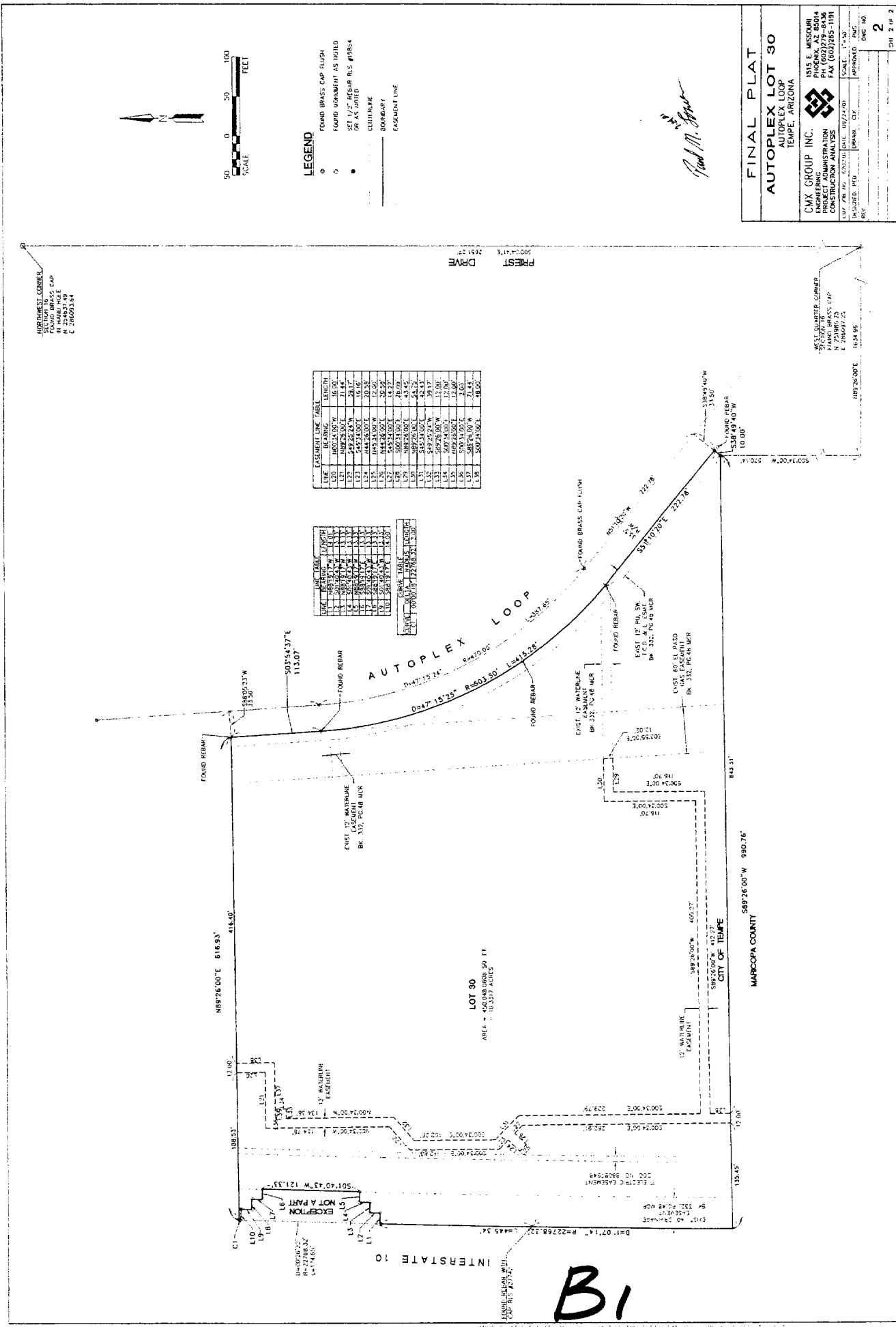
SCALE: 1"=50'
DATE: 06/24/01
APPROVED: _____
RECORDED: _____
BY: _____

1 OF 2



SBD-2001.72

SEP 24 2001



SBD-2001.72

SEP 24 2001

FINAL PLAT

AUTOPLEX LOT 30

CMX GROUP INC.
ENGINEERING
CONSTRUCTION ANALYSIS
1515 E. MISSOURI
PHOENIX, AZ 85044
TEL: (602) 255-1191
FAX: (602) 255-1191

AUTOPLEX LOOP
TEMPE, ARIZONA

DATE: 08/27/00
SCALE: 1"=50'
DRAWN: JAC
CHECKED: JAC
APPROVED: JAC
DATE: 08/27/00
SCALE: 1"=50'
DRAWN: JAC
CHECKED: JAC
APPROVED: JAC

2